

PROPERTY LOCATION

No	Alt No	Direction/Street/City
88		HEMLOCK ST, ARLINGTON

OWNERSHIP

Owner 1:	RICKTER DONALD O/ TRUSTEE		
Owner 2:	DONALD O RICKTER 2013 LIV TR		
Owner 3:	PHYLLIS C RICKTER 2013 LIV TR		
Street 1:	1395 MASS AVE APT 205		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: N
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	RICKTER DONALD O & PHYLLIS -		
Owner 2:	-		
Street 1:	88 HEMLOCK ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains 5,041 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1968, having primarily Vinyl Exterior and 1568 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

[illegible]

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.11573	Total SF/SM:	5041	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	399,862	Spl Credit	Total:	399,900
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5041.000	276,700		399,900	676,600
Total Card	0.116	276,700		399,900	676,600
Total Parcel	0.116	276,700		399,900	676,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		431.51	/Parcel: 431.5

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	276,700	0	5,041.	399,900	676,600	676,600	Year End Roll	12/18/2019
2019	101	FV	216,300	0	5,041.	405,600	621,900	621,900	Year End Roll	1/3/2019
2018	101	FV	216,300	0	5,041.	302,800	519,100	519,100	Year End Roll	12/20/2017
2017	101	FV	216,300	0	5,041.	274,200	490,500	490,500	Year End Roll	1/3/2017
2016	101	FV	216,300	0	5,041.	262,800	479,100	479,100	Year End	1/4/2016
2015	101	FV	213,200	0	5,041.	222,800	436,000	436,000	Year End Roll	12/11/2014
2014	101	FV	213,200	0	5,041.	211,400	424,600	424,600	Year End Roll	12/16/2013
2013	101	FV	213,200	0	5,041.	201,100	414,300	414,300		12/13/2012

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION


Date	Result	By	Name
7/6/2020	Mail Update	MM	Mary M
2/4/2020	Mail Update	JO	Jenny O
10/23/2019	Mail Update	JO	Jenny O
10/26/2018	Inspected	PH	Patrick H
10/16/2018	MEAS&NOTICE	CC	Chris C
12/8/2008	Meas/Inspect	163	PATRIOT
2/25/2000	Inspected	276	PATRIOT
1/25/2000	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

PRINT	
Date	Time
12/10/20	22:09:40
LAST REV	
Date	Time
07/08/20	09:12:40
jorourke	
7534	



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	59750
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	59750
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
5	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

